

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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WASHINGTON, D.C. 20001

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING**

RECEIVED  
D.C. OFFICE OF ZONING  
2019 JUL -3 AM 9:10

**TIME AND PLACE:** Monday, July 22, 2019, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 19-02 (Milestone East Capitol 2, LLC, et al. – Map Amendment @ Square 5411, Lot 802 [3610 Minnesota Avenue, S.E.]; Square 5412, Lot 801 [3501-3547 East Capitol Street, S.E.]; Square 5413, Lot 802 [127 35<sup>th</sup> Street, S.E.]; and Square 5413N, Lot 801 [3425 East Capitol Street, S.E.]**)

**THIS CASE IS OF INTEREST TO ANC 7F**

On January 7, 2019, Milestone East Capitol 2, LLC, Milestone East Capitol 3, LLC, Milestone East Capitol 4, LLC, and Milestone East Capitol 5, LLC (together, the “Applicant”) submitted an application (the “Application”) for approval of a map amendment to rezone Lot 802 in Square 5411, Lot 801 in Square 5412, Lot 802 in Square 5413, and Lot 801 in Square 5413N in southeast Washington, D.C. (Ward 7), with addresses of 3610 Minnesota Avenue, S.E., 3501-3547 East Capitol Street, S.E., 127 35<sup>th</sup> Street, S.E., and 3425 East Capitol Street, S.E. from the RA-1 zone to the RA-2 zone.

The RA-1 and RA-2 zones are intended to permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these districts and to permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones.

The RA-1 zone provides for areas predominantly developed with low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments and allows a maximum height of 40 feet (and three stories), a maximum lot occupancy of 40%, and a maximum density of 0.90 floor area ratio (“FAR”).

The RA-2 zone provides for areas developed with predominantly moderate-density residential uses, and allows a maximum height of 50 feet, a maximum lot occupancy of 60%, and a maximum density of 1.8 FAR.

The Office of Planning submitted its report to the Office of Zoning on February 15, 2019. On February 25, 2019, the Zoning Commission voted 5-0-0 to approve set down of the Application for a public hearing. The Applicant filed its pre-hearing statement with the Commission on May 7, 2019.